

Chair Sheila Lodge Commissioner Bruce Bartlett Commissioner Stella Larson -Commissioner Addison Thompson Vice Chair Mike Jordan Commissioner John Campanella Commissioner Deborah L. Schwartz

PLANNING COMMISSION FINISHED AGENDA

CITY COUNCIL CHAMBERS CITY HALL – 735 ANACAPA STREET THURSDAY, APRIL 12, 2012 1:00 P.M.

NOTICES:

A. TUESDAY, APRIL 10, 2012 SITE VISIT **7:45 A.M.**630 GARDEN STREET
Community Development Parking Lot

101 State Street

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

** Site visit held. **

- B. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at http://www.citytv18.com/schedule.htm An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- A. The scope of a project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planer as listed in the project description. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through

Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

B. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.SantaBarbaraCA.gov/pc. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

I. ROLL CALL

** Roll Call taken. All present. **

II. PRELIMINARY MATTERS:

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

** No Requests were made. **

B. Announcements and appeals.

** No Announcements were made. **

C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

** No one wished to speak. **

III. CONCEPT REVIEW:

ACTUAL TIME: 1:01 P.M.

RECUSALS:, Commissioner Bartlett recused himself to avoid any actual or perceived conflict of interest due to being the Architect for the neighboring La Entrada project.

Commissioner Bartlett left the dais at 1:01 P.M. and did not return to the dais.

CONCEPT REVIEW OF AN APPLICATION OF MARIA MARTINEZ, ARCHITECT WITH CEARNAL ANDRULAITIS, LLP FOR ROMASANTA FAMILY LIVING TRUST, 101 STATE STREET AND 16 W. MASON STREET, APN: 033-075-006 AND -011, HOTEL AND RELATED COMMERCE/ COASTAL OVERLAY (HRC-2/SD-3) ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (MST2011-00171)

The project consists of the construction of a new three-story hotel containing 34 hotel rooms, a lobby, laundry room and 34 parking spaces. The existing laundry room and 40-space surface parking lot would be demolished. The project site includes two parcels, and is bounded by State Street, West Mason Street and Kimberly Avenue.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.

The probable discretionary applications required for this project are:

- 1. A <u>Modification</u> to allow less than the required front setback along State Street (SBMC §28.92.110.A.2);
- 2. A <u>Modification</u> to allow less than the required front setback along West Mason Street (SBMC §28.92.110.A.2);
- 3. A <u>Modification</u> to allow less than the required front setback along Kimberly Avenue (SBMC §28.92.110.A.2);
- 4. A <u>Development Plan</u> to allow the construction of 21,253 square feet of nonresidential development (SBMC §28.87.300);
- 5. A <u>Transfer of Existing Development Rights</u> to transfer 11,038 square feet of nonresidential floor area from a yet to be identified parcel to the project site (SBMC §28.95.060); and

A <u>Coastal Development Permit</u> to allow the proposed development in the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Case Planner: Allison De Busk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4552

** Review held. **

IV. <u>ADMINISTRATIVE AGENDA:</u>

ACTUAL TIME: 2:20 P.M.

- A. Committee and Liaison Reports.
 - 1. Staff Hearing Officer Liaison Report

** None given. **

2. Other Committee and Liaison Reports

** Reports given. **

V. <u>ADJOURNMENT:</u>

** Meeting adjourned at 2:30 P.M. **